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AZ CORP COMMISSION  
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March 29, 2002

Arizona Corporation Commission  
Docket Control Center  
1200 West Washington  
Phoenix, Arizona 85007

Re: Montezuma Estates Property Owners Association  
Docket No. W-02064-A-01-0787  
Decision No. 64665

Enclosed are an original and ten copies each of the following Montezuma Estates Property Owners Association's Tariffs required by Decision No. 64665:

- . Rates and Charges
- . Off-Site Facilities and Original Main Replacement Hook-up Fee

If you have any questions concerning this matter, please do not hesitate to call me at 928-567-4722 or write to me at:

Montezuma Estates Property Owners Association  
P O Box 592  
Rimrock, AZ 86335

Yours truly,

*David O. Cavner*

David O. Cavner

Enclosure

Arizona Corporation Commission

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UTILITY: Montezuma Estates Property Owners Association  
DECISION No.: 64665  
EFFECTIVE: 4/1/02

RATES AND CHARGES

MONTHLY USAGE CHARGE:

5/8" x 3/4" Meter	\$27.25
3/4" Meter	40.88
1" Meter	68.13
1 1/2" Meter	136.25
2" Meter	216.39
3" Meter	408.75
4" Meter	681.25
6" Meter	1,362.50
Gallonge Charge- per 1,000 Gallons	\$1.85

SERVICE LINE AND METER INSTALLATION CHARGES:  
(Refundable pursuant to A.A.C. R14-2-405)

5/8" x 3/4" Meter (Same side of road as water main)	\$500.00
5/8" x 3/4" Meter (Other side of road from water main)	800.00
3/4" Meter (Same side of road as water main)	550.00
3/4" Meter (Other side of road from water main)	875.00
1" Meter (Same side of road as water main)	625.00
1" Meter (Other side of road from water main)	1,000.00
1 1/2" Meter (Same side of road as water main)	900.00
1 1/2" Meter (Other side of road from water main)	1,425.00

UTILITY: Montezuma Estates Property  
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2" Meter Turbo (Other side of road from water main)	2,350.00
2" Meter Compound (Same side of road as water main)	2,125.00
2" Meter Compound (Other side of road from water main)	3,400.00
3" Meter Turbo (Same side of road as water main)	1,975.00
3" Meter Turbo (Other side of road from water main)	3,175.00
3" Meter Compound (Same side of road as water main)	2,750.00
3" Meter Compound (Other side of road from water main)	4,375.00
4" Meter Turbo (Same side of road as water main)	3,175.00
4" Meter Turbo (Other side of road from water main)	5,100.00
4" Meter Compound (Same side of road as water main)	4,025.00
4" Meter Compound (Other side of road from water main)	6,425.00
6" Meter Turbo (Same side of road as water main)	6,025.00
6" Meter Turbo (Other side of road from water main)	9,625.00
6" Meter Compound (Same side of road as water main)	7,850.00
6" Meter Compound (Other side of road from water main)	12,550.00

Off-Site Facilities & Original Main

Replacement Hook-up Fee

5/8" x 3/4" Meter	\$2,000.00
3/4" Meter	2,400.00
1" Meter	4,000.00
1 1/2" Meter	8,000.00
2" Meter	12,800.00
3" Meter	24,000.00
4" Meter	40,000.00
6" Meter	80,000.00

SERVICE CHARGES:

Establishment	\$40.00
Establishment (After Hours)	60.00
Reconnection (Delinquent)	50.00
Meter Test (If Correct)	30.00

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Reconnection (Delinquent)	50.00
Meter Test (If Correct)	30.00
Deposit	*
Deposit Interest	*
Reestablishment (Within 12 Months)	**
NSF Check	25.00
Deferred Payment (per month)	1.50%
Meter Re-Read (If Correct)	15.00
Late Fee	(a)

Monthly Service Charge for Fire Sprinkler

4" or Smaller	***
6"	***
8"	***
10"	***
Larger than 10"	***

\* Per Commission Rule A.A.C. R-14-2-403(B).

\*\* Months off system times the monthly minimum per Commission Rule A.A.C. R14-2-403(D).

\*\*\* 1.00% of Monthly Minimum for a Comparable Sized Meter Connection, but no less than \$5.00 per month. The Service Charge for Fire Sprinklers is only applicable for service lines separate and distinct from the primary water service line.

(a) 1.5 percent after 15 days.

IT IS FURTHER ORDERED that the above rates and charges shall be effective for all service provided on and after April 1, 2002.

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## **TARIFF SCHEDULE**

UTILITY: Motezuma Estates Property Owners Association  
DOCKET NO. W-02064A-01-0787  
DECISION NO. 64665  
EFFECTIVE DATE: 04/01/02

SHEET NO. 1

### **OFF-SITE FACILITIES AND ORIGINAL MAIN REPLACEMENT HOOK-UP FEE**

#### **I. Purpose and Applicability**

The purpose of the hook-up fees payable to Montezuma Estates Property Owner's Association ("the Company") pursuant to this tariff is to equitably apportion the costs of constructing additional facilities to provide water production, storage, pressure, fire flow among all new service connections. It is also for the replacement of original mains, valves and fittings installed by the original developer of Montezuma Lake Estates.

These charges are applicable to all new service connections established after the effective date of this tariff. The charges are one-time charges and are payable as a condition to the Company's establishment of service, as more particularly provided below.

#### **II. Definitions**

Unless the context otherwise requires, the definitions set forth in R-14-2-401 of the Arizona Corporation Commission's rules and regulations governing water utilities shall apply in interpreting this tariff schedule.

"Applicant" means any party entering into an agreement with Company for the installation of water facilities to serve new service connections.

"Company" means Montezuma Estates Property Owner's Association.

"Off-Site Facilities" means wells, storage tanks and related appurtenances necessary for proper operation, including engineering and design costs. Off-Site facilities may also include booster pumps, pressure tanks, transmission mains, original mains, valves, fittings and related appurtenances necessary for proper operation, if these facilities are not for the exclusive use of the applicant and these facilities will benefit the entire water system.

"Service Connection" means and includes all service connections for single-family residential, commercial, industrial, or other uses, regardless of meter size.

"Original Mains" means those transmission mains and distribution mains and related valves and fittings that were installed by the original developer of Montezuma Lake Estates, which may need replacement due to improper installation, by the original developer.

### III. Off-Site Facilities & Original Main Replacement Hook-Up Charges

Each new service connection shall pay the total off-site facilities hookup fee, derived from the following table:

OFF-SITE FACILITIES HOOKUP FEE TABLE		
Meter Size	NARUC Meter Factor	Total Fee
5/8" x 3/4"	1	\$2000.00
3/4"	1.2	\$2400.00
1"	2	\$4000.00
1- 1/2 "	4	\$8000.00
2"	6.4	\$12800.00
3"	12	\$24000.00
4"	20	\$40000.00
6" or larger	40	\$80000.00

### IV. Terms and Conditions

- (A) Assessment of One Time Hook-Up Charge: The hook-up fee may be assessed only once per service connection, or lot within a platted subdivision (similar to meter and service line installation charges). However, this provision does not exempt from the hook-up fee, any newly created parcel(s) which are the result of further subdivision of a lot or land parcel and which do not have a service connection.
- (B) Use of Off-Site Hook-Up Fee: Hook-Up fees may only be used to pay for the capital items of off-site facilities, or for repayment of loans obtained for installation of off-site facilities. It can also be used to replace original mains and associated valves and fittings. Off site hook-up fees shall not be used for repairs, maintenance, any other plant replacements than original mains or for operational purposes.
- (C) Time of Payment:
- (1) In the event that the Applicant is required to enter into a main extension agreement, whereby the Applicant agrees to advance the costs of installing mains, valves, fittings, hydrants and other on-site improvements in order to extend service in accordance with R-14-2-406 (B), payment of the charges required hereunder shall be made by the Applicant within 15 calendar days after receipt of notification from the Company that the Utilities Division of the Arizona Corporation Commission has approved the main extension agreement in accordance with R14-2-406(M).

Off-Site Facilities Hook-Up Fee  
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- (2) In the event that the Applicant is not required to enter into a main extension agreement, the charges hereunder shall be due and payable at the time the meter and service line installation fee is due and payable.
- (D) Failure to Pay Charges; Delinquent Payments: - Under no circumstances will the Company set a meter or otherwise allow service to be established if the Applicant has not paid in full all charges as provided by this off-site hook-up fee tariff.
- (E) Off-Site Hook-Up Fee Non-refundable: - The amounts collected by the Company pursuant to the off-site hook-up fee shall be non-refundable contributions in aid of construction.
- (F) Use of Charges Received: All funds collected by the Company as off-site hook-up fees, shall be deposited into a separate interest bearing trust account and used solely for the purposes of paying for the costs of off-site facilities, including repayment of loans obtained for the installation of off-site facilities that will benefit the entire water system.
- (G) Off-Site Hook-Up Fees In Addition to Other Charges: The off-site hook-up fees shall be in addition to any costs associated with a main extension agreement for on-site facilities, and are in addition to the amounts to be advanced pursuant to charges authorized under other sections of this tariff
- (H) Disposition of Excess Funds: After all necessary and desirable off-site facilities are constructed utilizing funds collected pursuant to the off-site hook-up fee or the off-site hook-up fee has been terminated by order of the Arizona Corporation Commission (Commission), any funds remaining in the trust shall be refunded. The manner of the refund shall be determined by the Commission at the time a refund becomes necessary.
- (I) Fire Flow Requirements: In the event the applicant for service has fire flow requirements that require additional facilities beyond those facilities whose costs were generally provided or estimated, the Company may require the Applicant to install such additional facilities as are required to meet those additional fire flow requirements, as a non-refundable contribution, in addition to the off-site hook-up fee.

Effective Date: 04/01/02

Approved for Filing in Compliance with  
Decision No. 64665